

SHORT FORM WARRANTY DEED

010292

36-285
TRANSFER
TAX
PAID

R.E. Management, Inc., a Maine corporation with a place of business at Brunswick, Maine, FOR CONSIDERATION PAID, grants to **MONAKAR Limited Liability Company, a Maine limited liability company**, with a mailing address is 11 Eaton Drive, Waterville, Maine 04901, with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located at Waterville, Kennebec County and State of Maine, more particularly described as follows:

A certain lot or parcel of land with the buildings thereon, situated in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Starting at a granite bound on the easterly boundary of Airport Road, said granite being six hundred seven (607) feet, more or less, southerly of the south boundary of Kennedy Memorial Drive; thence deflecting easterly $81^{\circ} 50'$ on a bearing of $S 53^{\circ} 20' E$ three hundred forty-seven (347) feet to a granite bound, said bound being the westerly corner of land to be conveyed by the Grantor; thence continuing in the same course one hundred seventy-three and forty-five hundredths (173.45) feet to a point; thence $N 28^{\circ} 30' E$ on a line parallel with Airport Road, four hundred one and seven tenths (401.7) feet to an iron pin on the easterly boundary of land now or formerly of Talma, Inc.; thence $S 52^{\circ} 59' W$, four hundred fourteen and twenty-nine hundredths (414.29) feet to the point of beginning.

Meaning and intending to convey a triangular parcel of land totalling 0.79 acres abutting the southerly portion of the easterly boundary of land of the Grantor.

ALSO another certain lot or parcel of land, with the buildings thereon, situated in the City of Waterville, bounded and described as follows:

Beginning at an iron pin in the southerly line of Kennedy Memorial Drive at the northwesterly corner of land now or formerly of Waterville City Motel, Inc., said iron pin marking the northeasterly corner of the herein described parcel; thence southwesterly in the westerly line of said Waterville City Motel and an extension thereof, a distance of seven hundred thirty-one and seventy-six hundredths (731.76) feet to a granite monument marking a corner of the property of the City of Waterville; thence northwesterly in the northerly line of said City of Waterville property a distance of forty-three and eight tenths (43.8) feet to an iron pin at the southeasterly corner of land now or formerly leased and occupied by James P. Barnett; thence northeasterly in said Barnett's easterly line a distance of six hundred fifty and six hundredths (650.06) feet to an iron pin in the southerly line of said Kennedy Memorial Drive; thence easterly

in the southerly line of said Kennedy Memorial Drive a distance of three hundred sixty-seven and one hundredths (367.01) feet to the iron pin at the point of beginning. The westerly line of the above-described parcel is parallel to and three hundred (300) feet easterly of the easterly line of the Airport Road, so-called.

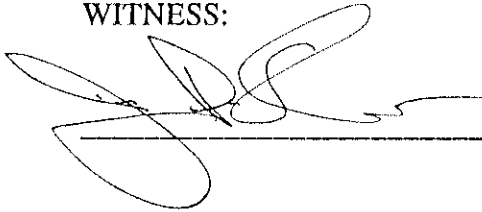
The above-referenced property is subject to the following:

1. Easement for construction and maintenance of sewer line and restriction relative thereto, more fully described in deed from The Inhabitants of the Municipality of Waterville to Waterville Sewerage District dated September 20, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1598, Page 762.
2. Rights reserved, covenants, agreements and restrictions set forth in deed from The Inhabitants of the Municipality of Waterville to Talma, Inc. dated September 1, 1977 and recorded in said Registry of Deeds in Book 2039, Page 65.
3. Memorandum of Lease by and between Bertram C. Tackeff as Landlord and Brunswick Hardware, Inc. as Tenant dated July 23, 1982 and recorded in said Registry of Deeds in Book 2606, Page 299.

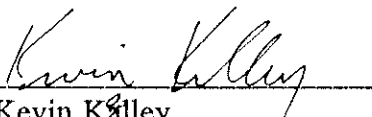
Being the same premises conveyed to the Grantor herein by deed from Bertram C. Tackeff dated April 14, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4369, Page 131.

IN WITNESS WHEREOF, R.E. Management, Inc. has caused this instrument to be executed by Kevin Källey, its Treasurer thereunto duly authorized, this 31st day of May, 1995.

WITNESS:



R.E. Management, Inc.


By: 
Kevin Källey
Its: Treasurer

State of Maine
County of Kennebec, ss.

May 31, 1995

PERSONALLY APPEARED the above-named Kevin ^{e jps}Kalley, Treasurer of R.E. Management, Inc. as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,



Attorney-at-Law/Notary Public

Print Name: Jaimie P. Schwartz

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RECEIVED KENNEBEC SS.

95 JUN -1 AM 9:00

ATTEST: Jaimie P. Schwartz
REGISTER OF DEEDS